

059.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

757,000 / 757,000

USE VALUE:

757,000 / 757,000

ASSESSED:

757,000 / 757,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 15 |        | PARK AVE EXT, ARLINGTON |

**OWNERSHIP**Unit #:

|                            |  |
|----------------------------|--|
| Owner 1: SELIGSON DANIEL M |  |
| Owner 2: VOLKERT JENNY M   |  |
| Owner 3:                   |  |

Street 1: 15 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: EDGERS GEOFFREY A -

Owner 2: HEMPEL CARLENE -

Street 1: 15 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,269 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Aluminum Exterior and 2408 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 7    | Steep       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5269        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 1.10 | 6     |             |           |        |   |        |   |        |   | 404,651         |           |   |           |        |      | 404,700   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                |  |  |  |  |  |  | Land Size |  | Building Value                 |  | Yard Items |  | Land Value     |  | Total Value |  | Legal Description |  |  |  | User Acct |  |
|-------------------------|--|--|--|--|--|--|-----------|--|--------------------------------|--|------------|--|----------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101                     |  |  |  |  |  |  | 5269.000  |  | 348,000                        |  | 4,300      |  | 404,700        |  | 757,000     |  |                   |  |  |  |           |  |
| Total Card              |  |  |  |  |  |  | 0.121     |  | 348,000                        |  | 4,300      |  | 404,700        |  | 757,000     |  | Entered Lot Size  |  |  |  |           |  |
| Total Parcel            |  |  |  |  |  |  | 0.121     |  | 348,000                        |  | 4,300      |  | 404,700        |  | 757,000     |  | Total Land:       |  |  |  |           |  |
| Source: Market Adj Cost |  |  |  |  |  |  |           |  | Total Value per SQ unit /Card: |  | 314.37     |  | /Parcel: 314.3 |  |             |  | Land Unit Type:   |  |  |  |           |  |

**PREVIOUS ASSESSMENT**

| Parcel ID         |     |     |            |           |           |            |             |               |
|-------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|
| 059-0-0004-0004.0 |     |     |            |           |           |            |             |               |
| Tax Yr            | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value |
| 2020              | 101 | FV  | 348,100    | 4300      | 5,269.    | 404,600    | 757,000     | 757,000       |
| 2019              | 101 | FV  | 267,600    | 4300      | 5,269.    | 398,900    | 670,800     | 670,800       |
| 2018              | 101 | FV  | 267,600    | 4300      | 5,269.    | 306,400    | 578,300     | 578,300       |
| 2017              | 101 | FV  | 267,600    | 4300      | 5,269.    | 289,000    | 560,900     | 560,900       |
| 2016              | 101 | FV  | 267,600    | 4300      | 5,269.    | 265,900    | 537,800     | 537,800       |
| 2015              | 101 | FV  | 222,100    | 4300      | 5,269.    | 248,600    | 475,000     | 475,000       |
| 2014              | 101 | FV  | 222,100    | 4300      | 5,269.    | 228,900    | 455,300     | 455,300       |
| 2013              | 101 | FV  | 222,100    | 4300      | 5,269.    | 228,900    | 455,300     | 455,300       |

Parcel ID

059-0-0004-0004.0

Notes

Date

!5209!

**PRINT**

Date

Time

12/10/20

20:07:45

**LAST REV**

Date

Time

10/19/16

09:43:55

ekelly

5209

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| EDGERS GEOFFREY | 57087-162 |      | 7/1/2011  |           | 579,000    | No | No  |       |       |
| KENT ALLAN-ETA  | 35607-489 |      | 6/3/2002  |           | 380,275    | No | No  |       |       |
| VANDENBERG PATR | 22588-146 |      | 11/6/1992 |           |            | 1  | No  | A     |       |

**BUILDING PERMITS**

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 11/25/2014 | 1596   | Re-Roof  | 6,600  |     |            |          |            | Strip and re-roof. |
| 9/16/2014  | 1199   | Renovate | 75,200 |     | 9/16/2014  |          |            | Third floor bed/ba |
| 10/3/2013  | 1475   | Wood Dec | 13,000 | C   |            |          |            |                    |
| 8/10/2006  | 670    | Manual   | 1,500  |     |            |          |            | replace stairs bui |
| 9/7/2004   | 834    | Redo Kit | 12,000 |     |            |          |            |                    |
| 7/20/2004  | 653    | Porch    | 15,000 |     |            |          |            | REBUILD REAR PORCH |
| 6/26/2002  | 506    | Re-Roof  | 1,000  | C   |            |          |            | REROOF GARAGE      |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name        |
|-----------|--------------|-----|-------------|
| 6/8/2015  | Permit Insp  | PC  | PHIL C      |
| 3/3/2014  | Info Fm Prmt | EMK | Ellen K     |
| 6/27/2012 | Measured     | JBS | JOHN S      |
| 1/6/2009  | Meas/Inspect | 345 | PATRIOT     |
| 4/4/2005  | Permit Visit | BR  | B Rossignol |
| 8/17/2002 | MLS          | MM  | Mary M      |
| 1/7/2000  | Mailer Sent  |     |             |
| 1/7/2000  | Measured     | 264 | PATRIOT     |
| 8/3/1993  |              | AJS |             |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

Total AC/Ha: 0.12096

Total SF/SM: 5269

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 404,651

Spl Credit

Total: 404,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

|                                    |                           |                |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
|------------------------------------|---------------------------|----------------|----------|---------------------------|-----------------|---------------------------------------|--------------|----------------------------|------------|-------|-------|-------------------------|--------|-------|------------|------------|--------------|-------|--|
| <b>EXTERIOR INFORMATION</b>        |                           |                |          | <b>BATH FEATURES</b>      |                 |                                       |              | <b>COMMENTS</b>            |            |       |       | <b>SKETCH</b>           |        |       |            |            |              |       |  |
| Type: 15 - Old Style               | Sty Ht: 2A - 2 Sty +Attic | (Liv) Units: 1 | Total: 1 | Full Bath: 1              | Rating: Average | A Bath: 1                             | Rating: Good | UAT=UNHEATED. OF=BMT SINK. |            |       |       | FFL                     | 10     | 4     | 4          |            |              |       |  |
| Foundation: 3 - BrickorStone       |                           |                |          | 3/4 Bath:                 | Rating:         |                                       |              |                            |            | 17    | WDK   | 6                       | 2      |       |            |            |              |       |  |
| Frame: 1 - Wood                    |                           |                |          | A 3QBth:                  | Rating:         |                                       |              |                            |            | 1     |       |                         |        |       |            |            |              |       |  |
| Prime Wall: 3 - Aluminum           |                           |                |          | A HBth:                   | Rating:         |                                       |              |                            |            | 12    | FFL   |                         |        |       |            |            |              |       |  |
| Sec Wall: 2 - Clapboard 10%        |                           |                |          | OthrFix: 1                | Rating: Fair    |                                       |              |                            |            | FFL   | BMT   |                         |        |       |            |            |              |       |  |
| Roof Struct: 1 - Gable             |                           |                |          | Kits: 1                   | Rating: Good    | 1st Res Grid Desc: Line 1 # Units: 1  |              |                            |            | 4     |       |                         |        |       |            |            |              |       |  |
| Roof Cover: 1 - Asphalt Shgl       |                           |                |          | A Kits:                   | Rating:         | Level FY LR DR D K FR RR BR FB HB L O |              |                            |            | 18    | TFL   | SFL                     | FFL    |       |            |            |              |       |  |
| Color: GREEN                       |                           |                |          | Fpl:                      | Rating:         | Other                                 |              |                            |            | 30    | BMT   |                         |        |       |            |            |              |       |  |
| View / Desir:                      |                           |                |          | WSFlue:                   | Rating:         | Upper                                 |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| <b>GENERAL INFORMATION</b>         |                           |                |          | <b>CONDOS INFORMATION</b> |                 |                                       |              | Lvl 2                      |            |       |       |                         |        |       |            |            |              |       |  |
| Grade: C - Average                 |                           |                |          | Location:                 |                 |                                       |              | Lvl 1                      |            |       |       |                         |        |       |            |            |              |       |  |
| Year Blt: 1910                     |                           | Eff Yr Blt:    |          | Total Units:              |                 |                                       |              | Lower                      |            |       |       |                         |        |       |            |            |              |       |  |
| Alt LUC:                           |                           | Alt %:         |          | Floor:                    |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Jurisdct: G16                      |                           | Fact: .        |          | % Own:                    |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Const Mod:                         |                           |                |          | Name:                     |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Lump Sum Adj:                      |                           |                |          | <b>DEPRECIATION</b>       |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| <b>INTERIOR INFORMATION</b>        |                           |                |          | Phys Cond: AG - Avg-Good  | 26.             | %                                     | Exterior:    | No Unit                    | RMS        | BRS   | FL    |                         |        |       |            |            |              |       |  |
| Avg Ht/FL: STD                     |                           |                |          | Functional:               |                 | %                                     | Interior:    | 1                          | 8          | 4     | M     |                         |        |       |            |            |              |       |  |
| Prim Int Wall 2 - Plaster          |                           |                |          | Economic:                 |                 | %                                     | Additions:   |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Sec Int Wall: 8 - Plyw Panel 15%   |                           |                |          | Special:                  |                 | %                                     | Kitchen:     | 2004                       |            |       |       |                         |        |       |            |            |              |       |  |
| Partition: T - Typical             |                           |                |          | Override:                 |                 | %                                     | Baths:       |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Prim Floors: 3 - Hardwood          |                           |                |          | Total:                    | 26.4            | %                                     | Plumbing:    |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Sec Floors: 4 - Carpet 25%         |                           |                |          |                           |                 |                                       | Electric:    |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Bsmnt Flr: 12 - Concrete           |                           |                |          |                           |                 |                                       | Heating:     |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Subfloor:                          |                           |                |          |                           |                 |                                       | General:     |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Bsmnt Gar:                         |                           |                |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Electric: 3 - Typical              |                           |                |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Insulation: 2 - Typical            |                           |                |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Int vs Ext: S                      |                           |                |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Heat Fuel: 2 - Gas                 |                           |                |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Heat Type: 3 - Forced H/W          |                           |                |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| # Heat Sys: 1                      |                           | % AC:          |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| % Heated: 100                      |                           |                |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Solar HW: NO                       |                           | Central Vac:   | NO       |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| % Com Wall                         |                           | % Sprinkled:   |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| <b>MOBILE HOME</b>                 |                           |                |          | Make:                     |                 |                                       | Model:       |                            | Serial #:  |       | Year: |                         | Color: |       |            |            |              |       |  |
| <b>SPEC FEATURES/YARD ITEMS</b>    |                           |                |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| <b>PARCEL ID</b> 059.0-0004-0004.0 |                           |                |          |                           |                 |                                       |              |                            |            |       |       |                         |        |       |            |            |              |       |  |
| Code                               | Description               | A              | Y/S      | Qty                       | Size/Dim        | Qual                                  | Con          | Year                       | Unit Price | D/S   | Dep   | LUC                     | Fact   | NB Fa | Appr Value | JCod JFact | Juris. Value |       |  |
| 3                                  | Garage                    | D              | Y        | 1                         | 20X20           | A                                     | FR           | 1930                       |            | 21.25 | T     | 50                      | 101    |       |            | 4,300      |              | 4,300 |  |
| More: N                            |                           |                |          | Total Yard Items:         |                 |                                       |              | 4,300                      |            |       |       | Total Special Features: |        |       |            | 4,300      |              |       |  |